

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF FEBRUARY 18, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, February 18, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONINGS

1. **239-245 Huger St (Upper Peninsula) TMS# 4590103048** – 0.50 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Urban Commercial (UC).
Owner: Chase Furniture Co
Applicant: Chase Furniture Co – Ben Chase
2. **264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct (Catfiddle PUD - Peninsula) TMS# 4600704015, 016, 218, 029, 028 & 027** – 0.92 ac. Request rezoning from Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: Multiple Owners
Applicant: Erika V. Harrison
3. **Huguenin Ave (Upper Peninsula) TMS# 4640000017** – 5.87 ac. Request rezoning from Heavy Industrial (HI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: LRA Promenade SYS LLC
Applicant: Stuart Coleman
4. **Brigade St (Upper Peninsula) TMS# 4640000003** – 12.10 ac. Request rezoning from Heavy Industrial (HI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Brigade Street Properties, LLC
Applicant: Thomas & Hutton – Tony Woody, PE
5. **310 & 322 Broad St and vacant property on Broad St & Barre St (Harleston Village - Peninsula) TMS# 4570701029, 061 & 030** – approx. 6.41 ac. Request rezoning from Limited Business (LB) to Planned Unit Development (PUD) and remove the properties from the Old City Height Districts so that heights of structures shall be governed by the PUD.
Owner: Beach Jasper, LLC; Beach Equity Investments, LLC; The Beach Co.
Applicant: The Beach Company – John Darby, CEO

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Sec. 54-305 to revise the definition of Old City Height District so as to remove certain parcels therefrom.**
Contact: Lee Batchelder, Zoning Administrator

PLAN AMENDMENT

1. Request approval of **amendment to the City of Charleston's Century V 2010 Comprehensive Plan Update, adopted by Charleston City Council on February 22, 2011, related to land use recommendations on the Peninsula in the area of Broad Street, Lockwood Drive and Barre Street.**

Contact: Christopher Morgan, Planning Division Director

SUBDIVISIONS

1. **Arcadian Way (Arcadian Heights – West Ashley) TMS# 4181500039** – 1.45 ac. 4 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Gary Lemel
Applicant: Kevin Coffey – Lowcountry Land Development
2. **Bradham Rd (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. 13 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
Owner: TCH Bradham, LLC
Applicant: Kevin Coffey – Lowcountry Land Development

ZONINGS

1. **616 Butte St (West Ashley) TMS# 3071000011** – 0.268 ac. Request zoning of Single Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Andrew and Denise Singleton
2. **Main Rd (West Ashley) a portion of TMS# 2850000177** – approx. 1.10 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: Southwood Realty

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Camp & Ferguson Roads (James Island) TMS# 3370000085.** 2.79 ac. 4 lots. DR-6. Final subdivision plat approved.
2. **Greenleaf Street (Peninsula) TMS# 4640000016.** 116.0 ac. 2 lots. LI, SR-1. Preliminary subdivision plat approved.
3. **Pemberton Farms (James Island) TMS# 4280600022.** 4.73 ac. 22 lots. SR-6. Preliminary subdivision plat approved.

4. **King & Society Streets (Peninsula) TMS# 4570404039.** 0.14 ac. 2 lots. GB. Preliminary subdivision plat approved.
5. **Sea Aire Cluster Development (James Island) TMS# 4270000077, 4270900069.** 5.9 ac. 24 lots. SR-1. Preliminary subdivision plat under review.
6. **Belvue Road (West Ashley) TMS# 4211100023.** 0.34 ac. 2 lots. SR-2. Preliminary subdivision plat approved.
7. **Parcel E, Blocks F, J, L (Daniel Island) TMS# 2750000110.** 11.93 ac. 36 lots. DI-R. Final subdivision plat pending approval.
8. **Phase 13B, Carolina Bay (West Ashley) TMS# 3070000004, 3090000054.** 20.99 ac. 52 lots. PUD. Final subdivision plat pending approval.
9. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000062, 169.** 25.37 ac. 82 lots. PUD. Preliminary subdivision plat pending approval.
10. **Stiles Point (James Island) TMS# 4260000003, 4261600118.** 31.05 ac. 92 lots. SR-1. Preliminary subdivision plat pending approval.
11. **Phase 5A & 5B, Bolton's Landing (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Preliminary subdivision plat pending approval.
12. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Preliminary subdivision plat pending approval.
13. **Greenleaf Street (Peninsula) TMS# 4640000016.** 116.0 ac. 2 lots. LI, SR-1. Final subdivision plat pending approval.
14. **Forest Acres Drainage Improvements Project (West Ashley) TMS# 4180500046, 060, 061, 300, 301, 303-305.** 3.08 ac. 16 lots. SR-1, SR-2. Final subdivision plat pending approval.
15. **Lakeside Park (Johns Island) TMS# 2790000225, 249, 405.** 39.84 ac. 77 lots. SR-1. Final subdivision plat pending approval.
16. **King & Society Streets (Peninsula) TMS# 4570404039.** 0.14 ac. 2 lots. GB. Final subdivision plat approved.
17. **Berryhill Road (James Island) TMS# 2770800024.** 2.43 ac. 2 lots. SR-1. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Pemberton Farms (James Island) TMS# 4280600022.** 4.73 ac. 22 lots. SR-6. Road construction plans pending approval.
2. **Phase 20, Carolina Bay (West Ashley) TMS# 3070000009.** 93.49 ac. 73 lots. SR-6. Road construction plans pending approval.
3. **Phase 1, Brownswood Village (Johns Island) TMS# 2790000226.** 19.1 ac. 59 lots. PUD. Road construction plans pending approval.
4. **Phase 5A & 5B, Bolton's Landing (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1(ND). Road construction plans under review.
5. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.